

MINUTES OF THE WATERWAYS MANAGEMENT COMMISSION MEETING  
Thursday, August 25, 2016

A meeting of the Waterways Management Commission was duly scheduled for Thursday, August 25, 2016. The meeting was called to order by the Chairman, Gerald Hickey. Present were members: Joseph Hannon, Roger Race, Warren Hathaway, Gerald Clark, Geoffrey Marshall and Andrew Herlihy. Also present was Mr. Steven Melo, Harbormaster, John Haran and Debra Melino-Wender, Grant Administrator.

Mr. Hickey reviewed the Agenda for the meeting, Mr. Hannon asked that the minutes of the last meeting be moved to the end of the meeting. Also he asked that under Agenda Discussion – A. Maritime Center be moved to after F. Causeway update. It was moved and seconded to approve these changes.

B. Pump-out Dock Patio Upgrades. Mr. Melo said that he received a complaint that the patio leading to the gangplank was weak. He said that Mr. Hickox suggested putting plywood on it and painting it. Mr. Melo said that it was repaired properly in-house. He said it is safe and aesthetically pleasing.

C. Hill Street Stairs. Mr. Melo said that he received an e-mail from Brian Hawes of the DPW asking who owns the stairs. He sought an answer from Mr. Cressman by email. He said it appears the DPW will repair the steps.

D. Dias Landing. Mr. Melo said most of lights were out. He started seeking LED bulbs for that area in March. The area is now re-lit while waiting for the LED bulb installation.

E. 12 Rogers Street. Mr. Melo said that the Town may be trying to label it as a vacant building. Mr. Hickey said that Community Boating is asking about it and they will be meeting with them soon.

F. Causeway Project. Mr. Hickey said that they started work early one Saturday morning. Mr. Melo said that there is limited access to Smith Neck Road making it hard for shellfishing. Mr. Melo said that there are two small culverts going into the pond. Mr. Hickey said that it is a State Project and the Town is getting limited information. Mr. Marshall asked if there was any reason not to leave the bridge open to boaters. Mr. Hannon said that when the bridge is open there is no support under it, so it has to remain closed to support the bridge.

Maritime Center. Mr. Hickey said that the first plan failed at Town Meeting. A Plan B group was formed. He said that there have been several meetings. A concern came up at the last meeting and another group has been working on a plan for this area. He said that a third Plan C is now being presented by Mr. Will Millbury and George Leontire.

Mr. Leontire showed a new plan to move the structure back and closer to the property line of 4 Water Street. He said that he and Mr. Millbury will soon own the yellow house; he would like a property on the water for his boat. He said that they will be the only direct abutters to the property. He said they are very interested in the future of the village. He said he is concerned that the second plan would invade his privacy. He said that his new plan will fit in better with the village; he would like to see the project continue on a smaller scale. He would like to see an area where the public can enjoy the harbor. He said that the plan he has as an historical significance with the Toll House that was in this area in the early 1800's when there was a toll bridge. He has suggested putting part of the house on pilings and half in the parking lot, this will allow leaving the area for parking use. He said that the decking area will give access to a deck the people can recreate. The pier will be about 8 feet wide. He said the end of the building will be 15 x 15 and the Harbormaster could use it on a seasonal basis. He said that a lot of places use Web Cams to watch over the harbor. Mr. Melo said that he has one he now uses. Mr. Leontire said that the

Harbormaster should not be involved in the cleaning of the building but he should have control over the keys for the building with the help of the Bridgetenders. He said that the building will house two showers and bathrooms and can be used for transient boaters. He said there can be a rack for dingys; also a bicycle rack. He would like this area to allow safe access to the harbor. Ms. Debra Melino-Winder said that this plan will go to the Select Board on Monday for their input and will be submitted to CPC for funding after. She said that the WMC should decide their standing on this and go to the meetings.

Mr. Hickey said that he and Mr. Melo have reviewed the plans and opened it for discussion. Mr. Hannon asked if it will be year round or seasonal. Mr. Hickey said it will be seasonal. Mr. Melo said that there is a problem being in the flood zone; which is why the original plan was up high. Mr. Hickey said that this plan will need a variance from the State. Mr. Marshall said that one and two story buildings were discussed; but the committee felt that a two story building would be hard to get approved because of the height and cost. Mr. Hickey said that the Harbormaster would stay where he is and this would be a satellite office for summer uses, shared with other purposes. He said that there would still be room for the pump-out boats. Mr. Race said that Carolyn Kirk wants this area to be used to improve public access to the water. Mr. Hickey said that they want better water access and to improve the area for boaters. He said that this plan will provide better access for the boaters than the first plans. Mr. Melo said that there should be access on the north side of the building to be used for access for maintenance. Mr. Millbury said that he wants to see public access to the area but he doesn't want to see people partying in this area at night. Mr. Millbury said that there should be a Memorandum of Understanding and he would like to be part of it as the direct abutter to the site.

Mr. Marshall asked about the DOT requirements regarding any set back from the Bridge. Ms. Melino-Wender said that there aren't any requirements; Mr. Hickox said that 10 feet would be fine for access for any necessary repairs. Mr. Hannon asked how this area could pay for itself. Mr. Millbury suggested a small charge for using the showers. Ms. Melino-Wender said that they will have to check with the grant if fees can be charged. Ms. Melino-Wender said that it should be used to pay for the upkeep of the building. Mr. Race said that waterways will take care of the dock floats and the Town the upkeep of the building and deck area. Mr. Hathaway said that this project is important and satisfies part of the grant. He feels this size is better than the larger plan. Mr. Marshall feels that it is a good plan. Mr. Race agrees and feels this meets the public access that the WMC has always wanted. Mr. Melo said that there are already six transient moorings north of the bridge. Mr. Millbury feels that this size building is large enough for the public. Mr. Herlihy is in favor of the plan but questions the shower situation. Mr. Hickey said that the goal is to get more transient boaters to come to this area. Mr. John Haran asked if the length of the gangplank is mandated. Mr. Melo said that by ADA compliance you need at least 30 feet to lessen the slope going to the floats. Mr. Melo feels the pier could be shorter, the gangway longer to meet requirements and cut costs. Mr. Haran said that he doesn't feel that the Harbormaster should be in control of the keys because he may be called out on the water. Mr. Melo said that they are required to have two bathrooms, his and hers; but believes they could only have one combined shower under state codes.

The owners of 4 Bridge Street were present and they are concerned with the height of the building blocking their view and asked about the parking lot. Mr. Melo said that the lot will be smaller since the building will take some of the lot. Mr. Melo said that the earthen ramp will be 18' wide. The owners feel this may impede some of the view from their deck.

Mr. Hickey asked for a vote from the WMC. He said that they should also get input from the village businesses on this project. Mr. Melo asked about solar panels on the south side of the building. Mr. Millbury said that he would not like to see that on the building. Mr. Hickey feels that security cameras

are very important on this building. Mr. Melino-Wender said that they need the WMC vote on this. Mr. Race moved that they would use the building and maintain the docks and commit to \$7,500.00 towards this project. Mr. Melo said he did not specifically ask for a reserved parking space for Harbormaster staff, only that the MOU should not specifically prohibit them from parking there unless it also prohibited other named town employees.

Mr. Leontire read the Memorandum of Understanding for review. First comment, Mr. Hannon proposed at the end of first paragraph and throughout the MOU should read Waterways Department, not Waterways Commission; this will cover both the WMC and Harbormaster. Under Ownership should read 'existing parking lot and boat ramp area (adding boat for clarification). Under 'Use' Mr. Haran said that having the harbormaster use the building seasonally is important for security. Ms. Melino-Wender feels that there should be some mention to responsibilities. Under parking signage and regulations, add that there will be one space for Harbormaster staff as needed. Under DPW-Transient boating facility – add, the keys will be available from the Bridgetender or Harbormaster. Under 'Select Board' add that the Select Board will be responsible for the utilities. Add – The DPW will be responsible for repair of the deck and pier and for trash pick-up. Waterways will be responsible for the cleaning of the deck and pier. This MOU and comments are the viewpoint of the WMC and is contingent on other departments review.

Mr. Race moved that Waterways is in favor of the latest plan and will use this seasonally and will contribute \$7,500.00 toward this plan. Mr. Herlihy seconded. All were in favor. Mr. Race noted that the MOU as amended is part of the motion.

#### Old Business.

Quahog Relay. Mr. Melo said that they relayed 800 bushel of quahogs to our waters. He said it will be over \$90,000 total worth of quahogs when the project is completed in 5 years.

Regattas. Mr. Melo said everything went great with the Jr. Regatta. He noted that the new guest house at 4 Bridge Street was full.

Attorney General Acceptance of 2012 Town Meeting. Mr. Hannon said that this defines the Waterways Commission as an advisory board to the Harbormaster and Select Board. He said that it took away the 'illegal powers' provided by the old by-law. He said that this went before Town Meeting but failed to go to the Attorney General. Now it has been done.

The WMC reviewed the minutes of the meeting of July 12, 2016. Mr. Hannon moved to accept the minutes. Mr. Race seconded. So Moved.

Mr. Hannon said that the CPC and Select Board will meet on September 6, 2016. The WMC will meet before at 5:00 pm and then meet with the CPC and Select Board.

It was moved and seconded to adjourn the meeting at 7:35 pm.

Respectfully submitted,

Diane L. Vieira